085.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,400 / 719,400
					USE VALUE:	719,400 / 719,400
					ASSESSED:	719,400 / 719,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
221		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAMONT STUART & BARBARA
Owner 2:	
Owner 3:	
Street 1:	221 LOWELL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KREUZ BARBARA F -
Owner 2:	-
Street 1:	221 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,343 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Clapboard Exterior and 1846 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4343.000	334,200		385,200	719,400
Total Card	0.100	334,200		385,200	719,400
Total Parcel	0.100	334,200		385,200	719,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.64 | /Parcel: 389.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 085.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	334,200	0	4,343.	385,200	719,400	719,400	Year End Roll	12/18/2019
2019	101	FV	261,700	0	4,343.	379,700	641,400	641,400	Year End Roll	1/3/2019
2018	101	FV	261,700	0	4,343.	291,700	553,400	553,400	Year End Roll	12/20/2017
2017	101	FV	261,700	0	4,343.	275,100	536,800	536,800	Year End Roll	1/3/2017
2016	101	FV	261,700	0	4,343.	253,100	514,800	514,800	Year End	1/4/2016
2015	101	FV	246,600	0	4,343.	236,600	483,200	483,200	Year End Roll	12/11/2014
2014	101	FV	246,600	0	4,343.	217,900	464,500	464,500	Year End Roll	12/16/2013
2013	101	FV	246,600	0	4,343.	217,900	464,500	464,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6933

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KREUZ BARBARA F	53616-308		9/30/2009	Family	1	No	No		
	21089-353		4/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	Inspected	BS	Barbara S
10/29/2018	MEAS&NOTICE	CC	Chris C
1/17/2009	Meas/Inspect	345	PATRIOT
3/25/2000	Missed Appt.	201	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
8/5/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

53621

GIS Ref

GIS Ref

Insp Date

11/10/18

!6933!

PRINT

Date	Time
12/10/20	21:37:48

LAST REV

Date	Time
07/18/19	11:14:58
apro	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	53621
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4343		Sq. Ft.	Site		0	70.	1.27	6									385,202						385,200	

Total AC/HA: 0.09970 | Total SF/SM: 4343 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 385,202 | Spl Credit | Total: 385,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.14703870
Adj $ / SQ:	201.305
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454109
Depreciation:	119885
Depreciated Total:	334224

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

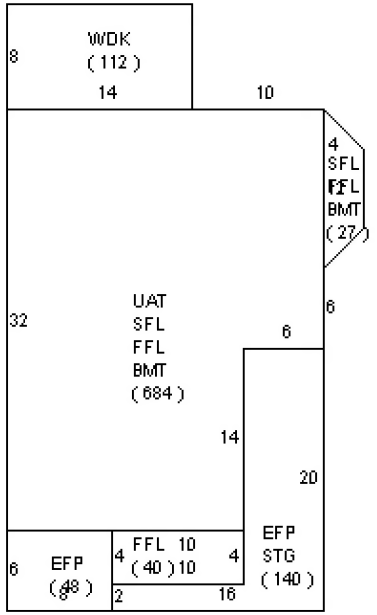
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	201.31
Special Features:	0	Val/Su Net:	120.04
Final Total:	334200	Val/Su SzAd	228.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	751	201.310	151,180
BMT	Basement	711	73.980	52,600
SFL	Second Floor	711	201.310	143,128
EFP	Enclos Porch	188	47.840	8,994
UAT	Upper Attic	171	140.910	24,096
STG	Storage	140	8.520	1,193
WDK	Deck	112	17.120	1,918
	Net Sketched Area:	2,784	Total:	383,109
Size Ad	1462	Gross Are	3297	FinArea 1846

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30		
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	980	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc